

# Frederick County Planning Commission



July 12, 2023

# *NorthStar Cemetery Services*

## *Site Plan*

The Applicant is requesting for a 10.4 acre cemetery, as part of a larger 49.5 acre Site.





Northstar Cemetery  
Services of Maryland  
SP273764  
FcPc  
7/12/2023

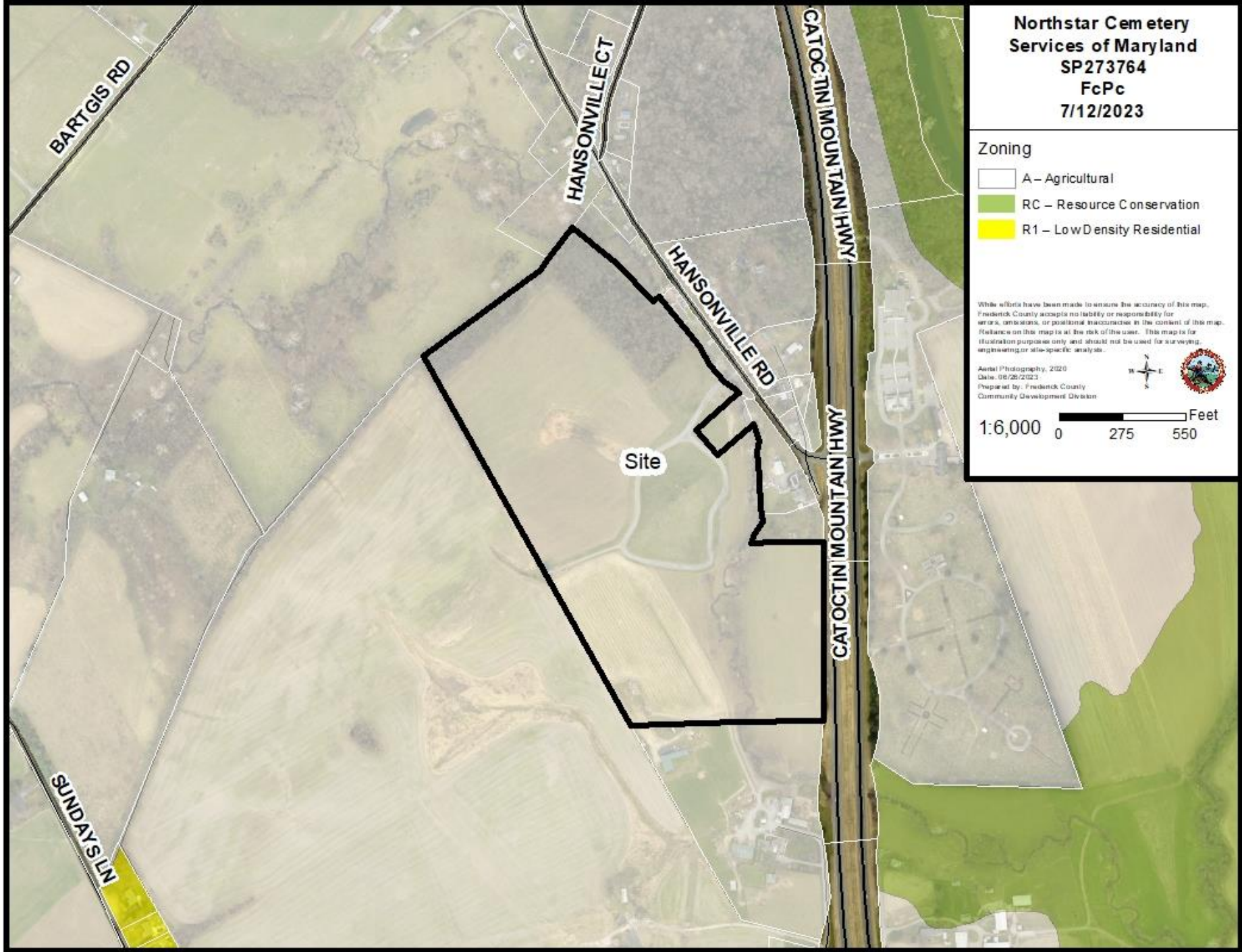
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reference on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

Aerial Photography, 2020  
Date: 06/28/2023  
Prepared by: Frederick County  
Community Development Division

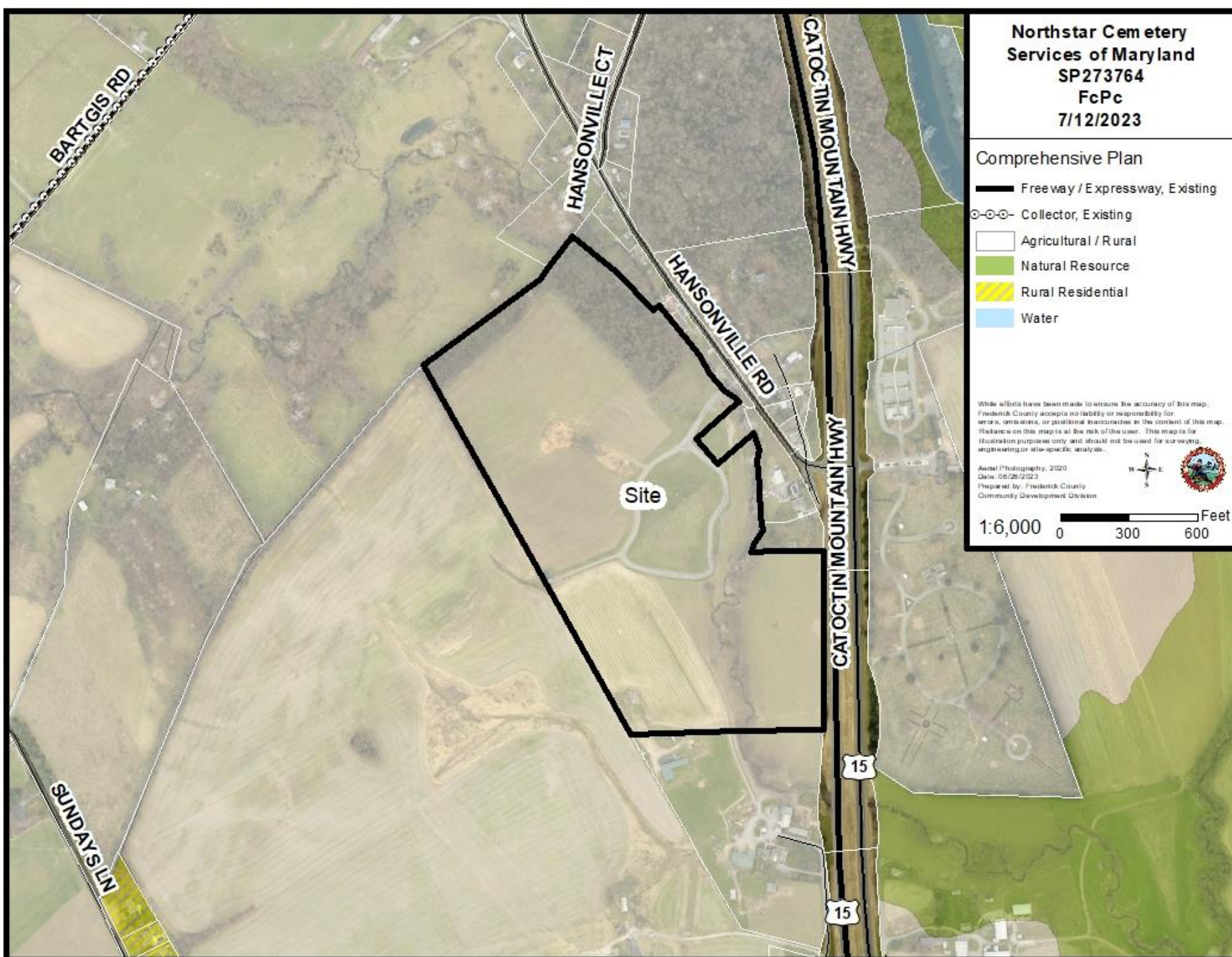


1:6,000 0 300 600 Feet











4c.

THIS PROPERTY HAVE  
CONSTRUCT/INSTALL PROPOSED  
SITE IMPROVEMENTS AND IT IS  
REQUIRED AS A RESULT OF  
THE PROJECT PROGRAM  
AND SITE INSPECTION FOR THE  
PLAN MAY RESULT IN A  
HAROLDIZE THE U&O PERMIT.

# **RECOMMENDATION**

Staff has no objection to conditional approval of the site plan to establish a 10.4 acre cemetery on a larger 49.5 acre Site. If the Planning Commission conditionally approves the site plan, the site plan is valid for a period of three (3) years from the date of Planning Commission approval and will therefore expire on July 12, 2026.

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable zoning, APFO, and FRO requirements once the following conditions are met:

1. Address all agency comments as the plan proceeds through to completion.
2. FRO mitigation must be provided prior to applying for grading permits or building permits, whichever is applied for first.
3. Label the 25' flood plain buffer.
4. The Applicant shall update Note #14 with the signage height, signage BRL, and show the location and profile on the site plan.
5. Expand Note #18 to include FEMA condition to include the need to anchor the tombstones for flood load.
6. Delete Note #6, which applies to cemetery/memorial gardens in the RC zone.
7. Add street tree requirement to Note #12.
8. Show the BRLs on the site plan.
9. Remove the bearings and distances from around the internal project boundaries.

# ***Mount St. Mary's Knott ARCC***

## ***Site Plan***

The Applicant is requesting Site Plan approval for a 35,750 square foot addition to the Knott ARRC athletic center





**Mt. St. Mary's Knott ARCC  
Center  
SP275060  
FcPc  
7/12/2023**

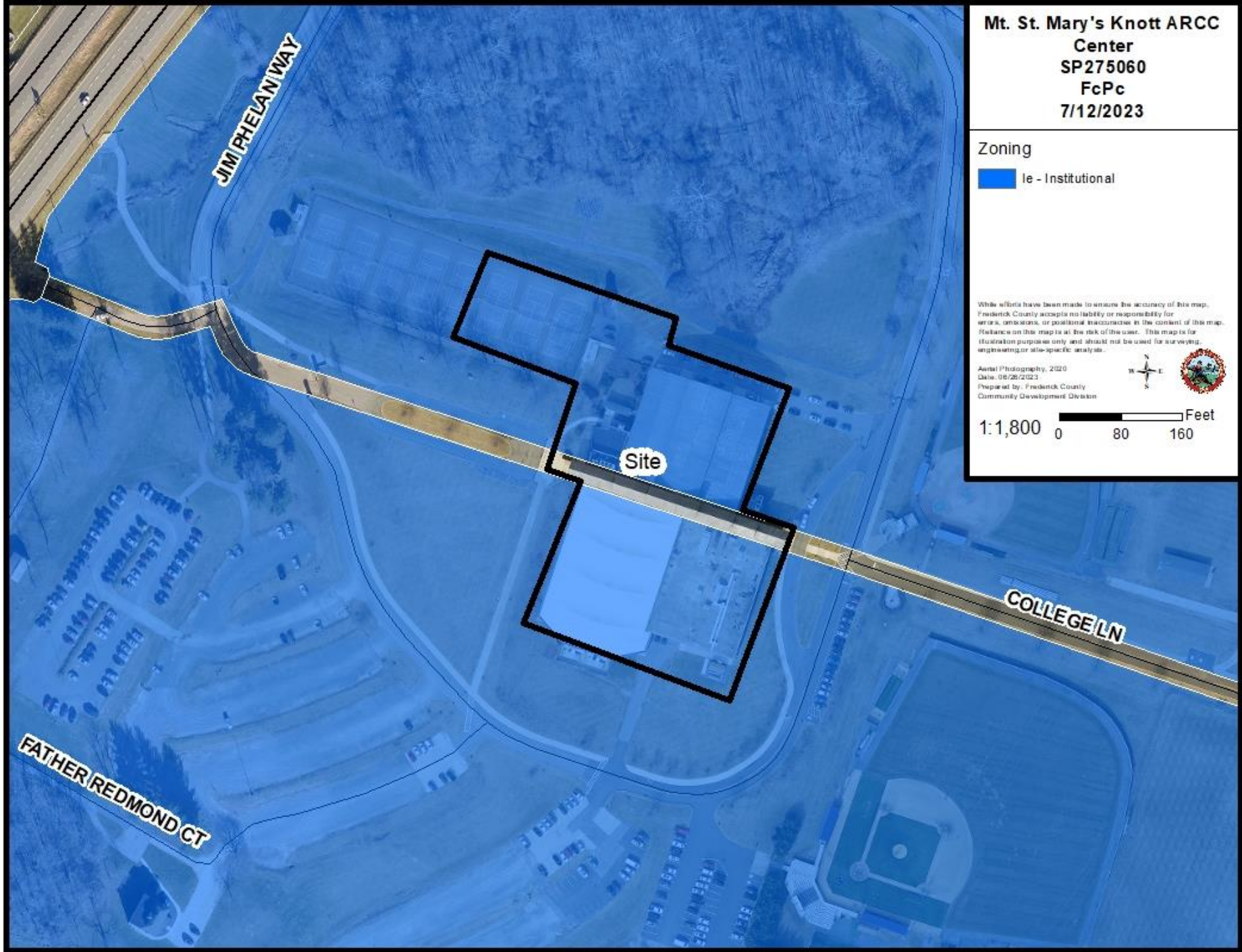
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Aerial Photography, 2020  
Date: 06/28/2023  
Prepared by: Frederick County  
Community Development Division




1:1,800 0 90 180 Feet





**Mt. St. Mary's Knott ARCC  
Center  
SP275060  
FcPc  
7/12/2023**

**Zoning**

 **le - Institutional**

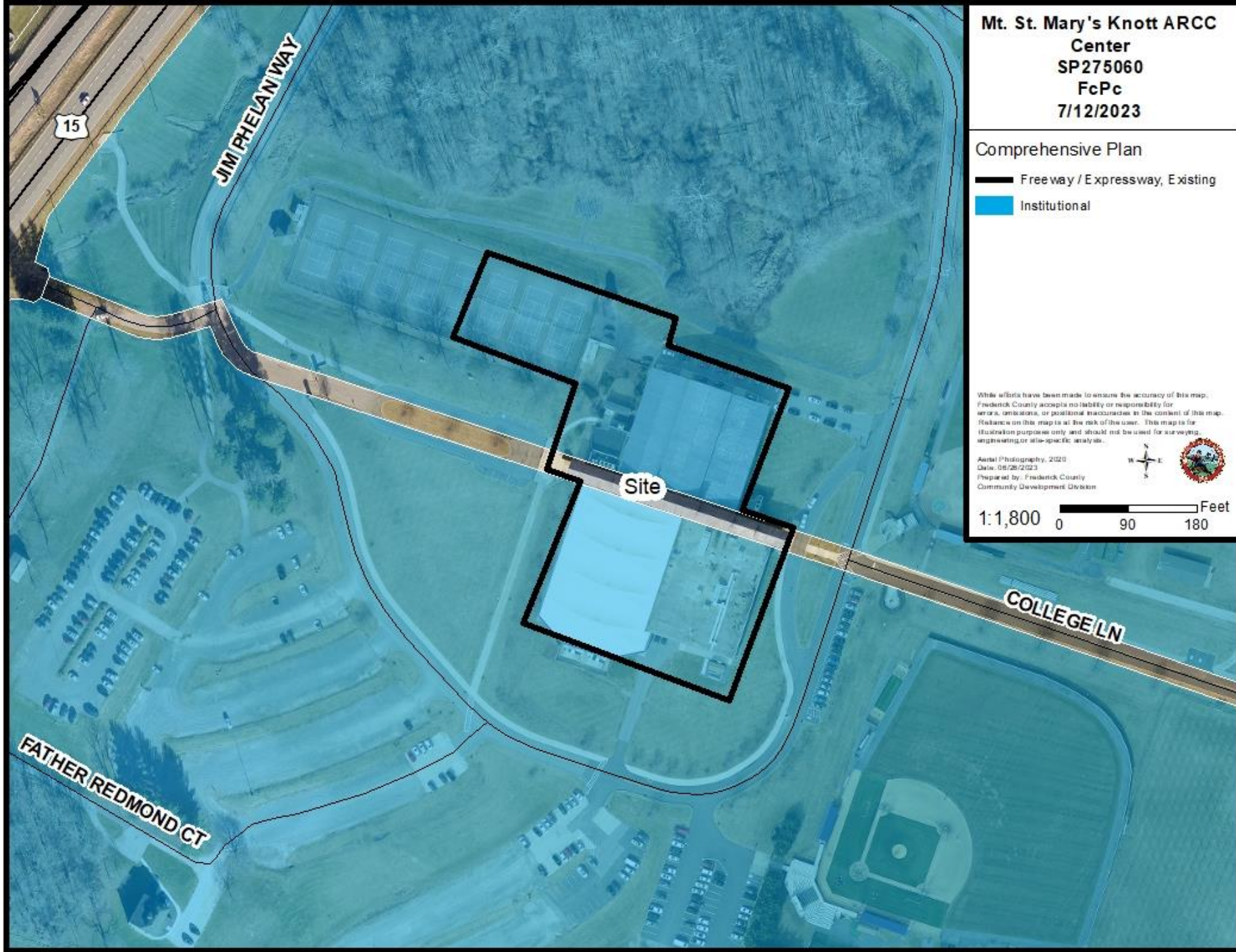
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Aerial Photography, 2020  
Date: 06/26/2023  
Prepared by: Frederick County  
Community Development Division





**1:1,800**  **Feet**  
0 80 160





**Mt. St. Mary's Knott ARCC  
Center  
SP275060  
FcPc  
7/12/2023**

**Comprehensive Plan**

-  Free way / Expressway, Existing
-  Institutional

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Aerial Photography, 2020  
Date: 06/26/2023  
Prepared by: Frederick County  
Community Development Division



1:1,800 0 90 180 Feet















# **RECOMMENDATION**

Staff has no objection to approval of the Mount Saint Mary's Knott ARCC Performance Center Site Development Plan. If the Planning Commission approves the Site Development Plan, the Site plan is valid for a period of three (3) years from the date of Planning Commission approval (July 12, 2026).

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable zoning, APFO, and FRO requirements once the following conditions are met:

## **Planning Commission Approval of the following modification request from the Applicant:**

1. A loading space modification to not require a large loading space as per 1-19-6.210(C).

## **Staff-proposed conditions of approval:**

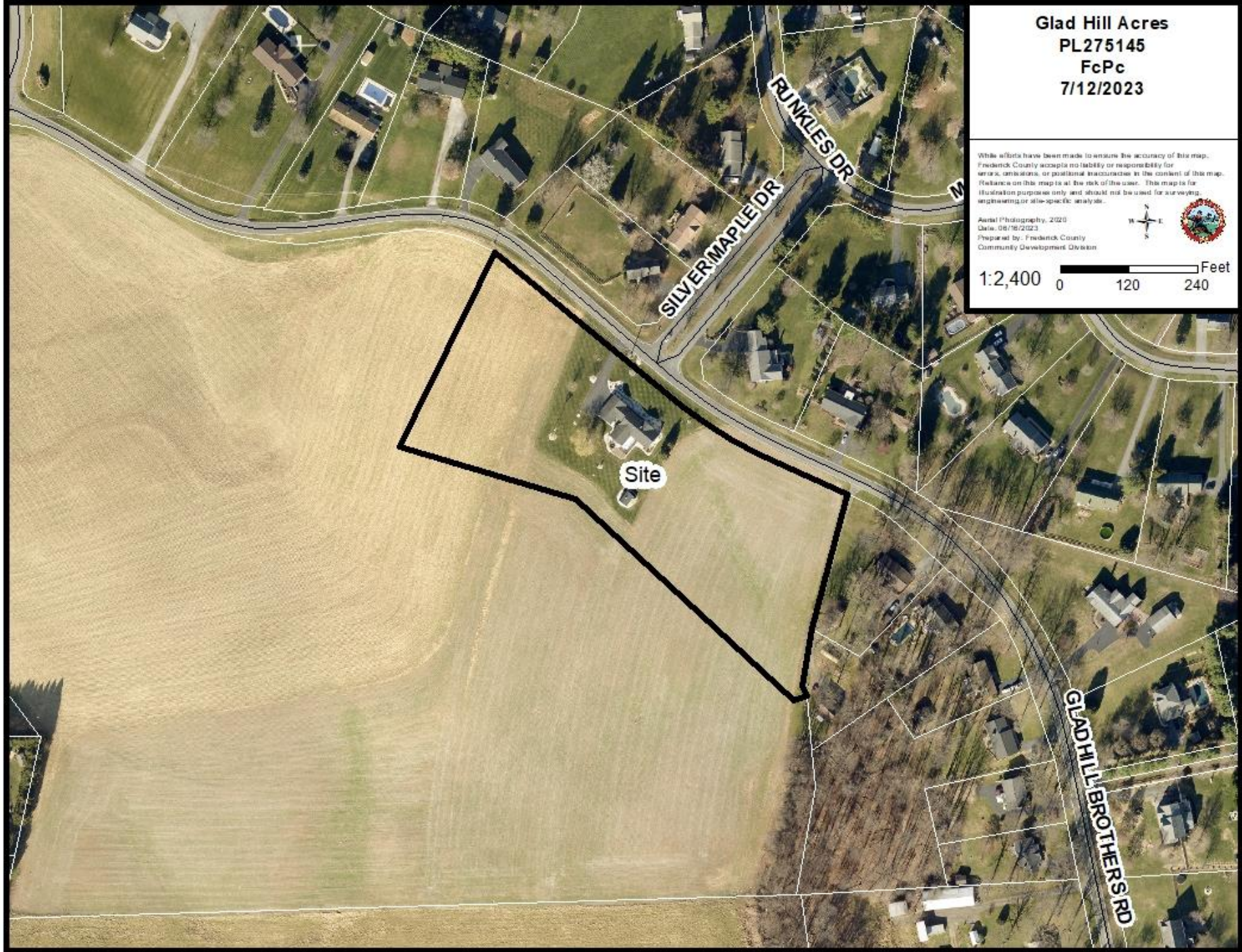
1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
2. The Applicant shall revise the landscaping schedule to ensure that the total percentage of native landscaping proposed is at least 70%.
3. The Applicant shall add 1 street tree so that the full width of the proposed addition is accounted for.

# *Glad Hill Estates, Lot 206*

## *Combined Preliminary / Final Plat*

The Applicant is requesting Combined Preliminary / Final Plat approval to subdivide a 4.9 acre lot from a 45.7 acre remainder parcel.





Glad Hill Acres  
PL275145  
FcPc  
7/12/2023

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Aerial Photography, 2020  
Date: 08/02/2023  
Prepared by: Frederick County  
Community Development Division





1:2,400 0 120 240 Feet



Glad Hill Acres  
PL275145  
FcPc  
7/12/2023

Zoning

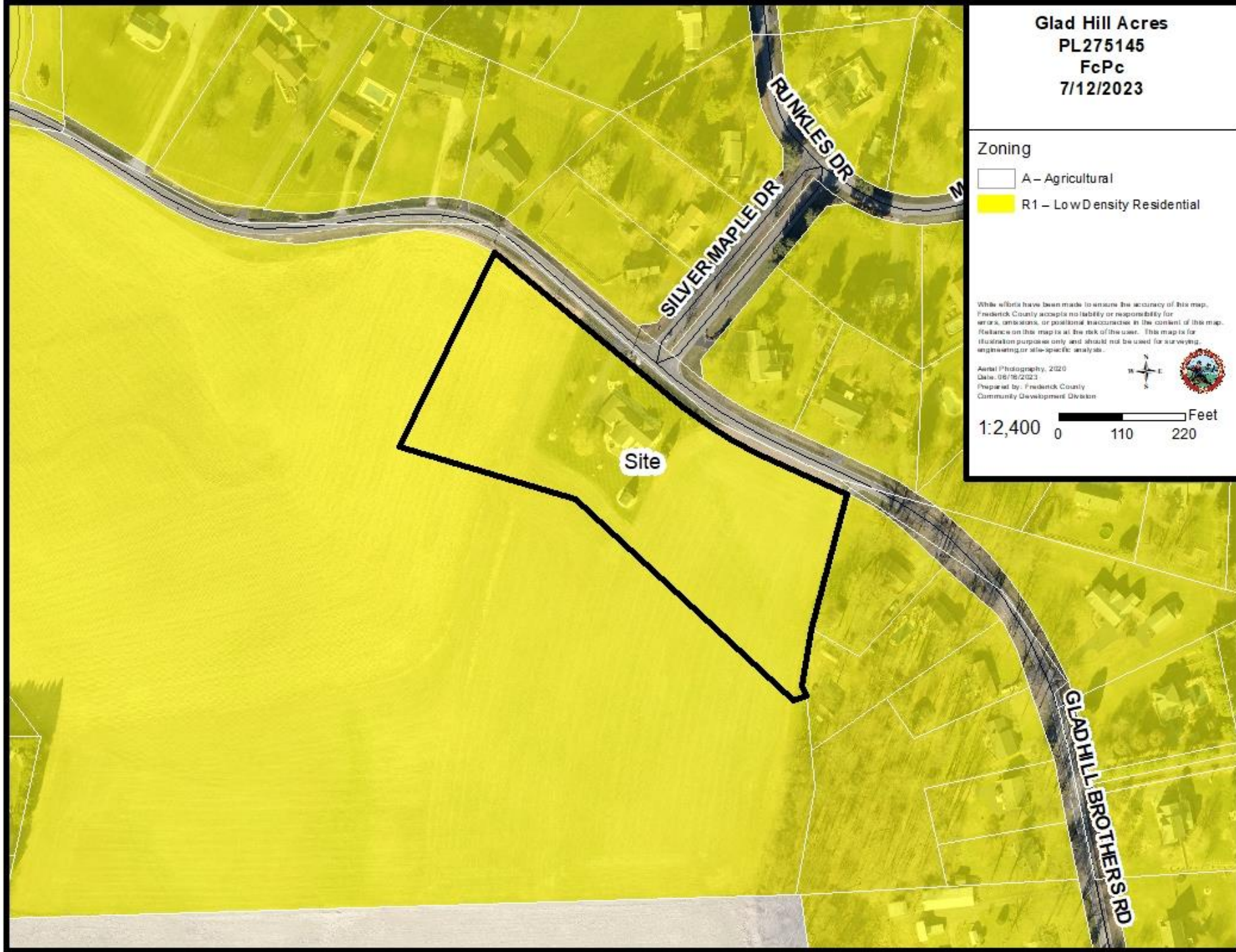
-  A – Agricultural  
 R1 – Low Density Residential

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Aerial Photography, 2020  
Date: 06/16/2023  
Prepared by: Frederick County  
Community Development Division



1:2,400  Feet  
0 110 220





Glad Hill Acres  
PL275145  
FcPc  
7/12/2023

### Comprehensive Plan

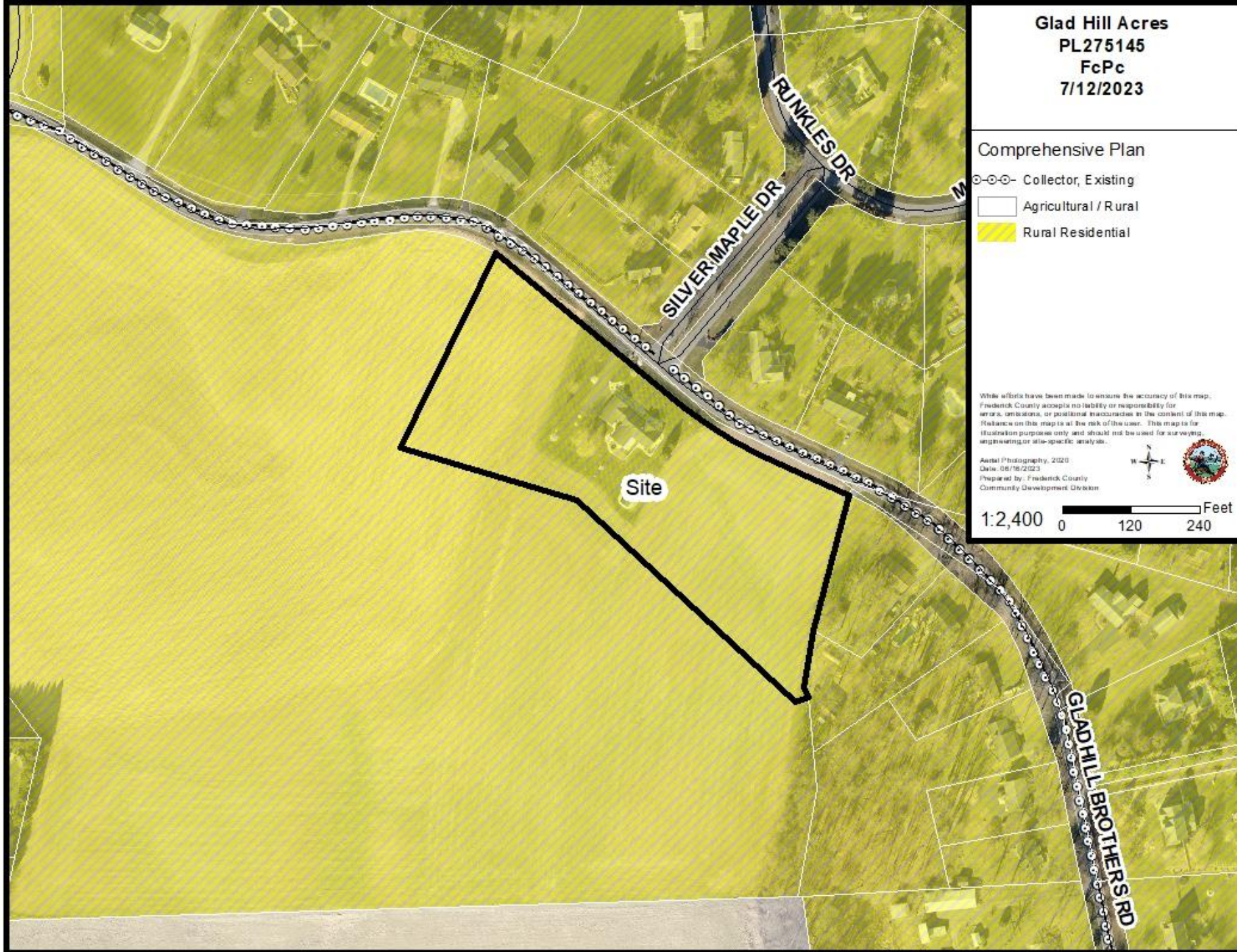
- Collector, Existing
- Agricultural / Rural
- Rural Residential

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Aerial Photography, 2020  
Date: 06/16/2023  
Prepared by: Frederick County  
Community Development Division



1:2,400 0 120 240 Feet

















No.	Northing	Easting
8	604286.0507	1240506.1998
9	604283.0881	1240137.2684
10	604277.9640	1239499.1668
11	604275.0460	1239135.7840
13	604866.8249	1239129.7207
14	604932.0628	1239256.6230
20	605259.0150	1239778.2339

CURVE TABLE						
CURVE	RADIUS	ARC	TAN	DELTA	CHD. BRG.	DIST.
C1	773.56'	142.89'	71.65'	10°35'01"	N62°47'36"E	142.65'

LINE TABLE		
LINE	LENGTH	BEARING
L-1	38.28'	S32°04'48"E
L-2	36.06'	N32°04'48"W
L-3	33.84'	N32°04'48"W
L-4	31.61'	S32°04'48"E

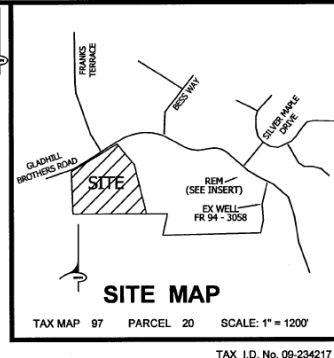
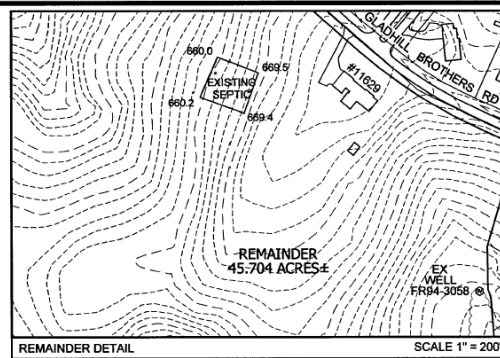
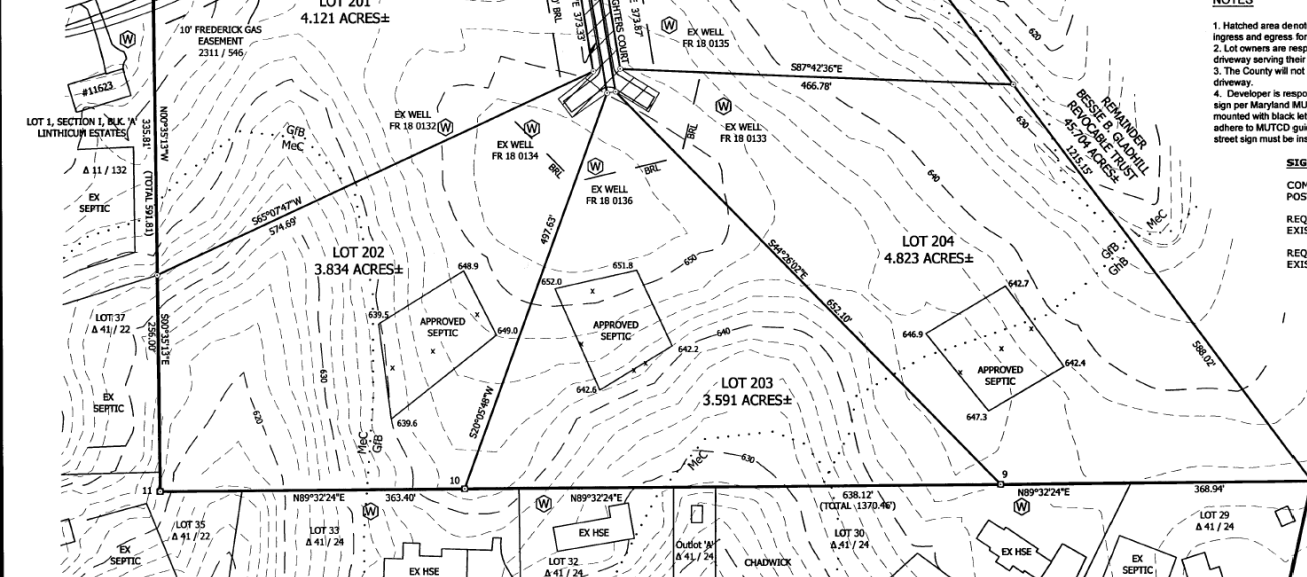
LINDA CLAY, TRUSTEE  
& ABELL NORRIS III  
8173 / 21'

**GLADHILL  
BROTHERS ROAD**

Collector Road  
(60' Right-of-Way, 30' to D, 21' Bld. Conc.)

13

CL



	<u>LOT 202</u>	<u>LOT 203</u>	<u>LOT 204</u>
Usable Area	3.739 ACRES	3.488 ACRES	4.725 ACRES
Panhandle	0.095 ACRES	0.103 ACRES	0.098 ACRES
<b>Total</b>	<b>3.834 ACRES</b>	<b>3.591 ACRES</b>	<b>4.823 ACRES</b>

1. Hatched area denotes proposed common right-of-way areas for ingress and egress for Lots 201-205
2. Lot owners are responsible for maintenance of any common driveway serving their lots.
3. The County will not be responsible for maintenance of common driveway.
4. Developer is responsible for installation of the common driveway sign per Maryland MUTCD guidelines. Street sign shall be post mounted with black letters on a white background. Letter size shall adhere to MUTCD guidelines for local roads. Common driveway and street sign must be installed prior to plat recordation.


COMMON ENTRANCE LOTS 201-205  
POSTED SPEED LIMIT: 35 MPH

REQUIRED LEFT = 360'  
EXISTING LEFT = 565'

REQUIRED RIGHT = 360'  
EXISTING RIGHT = 513'

I hereby certify that the Plat shown herein is correct to the best of my professional knowledge and belief; that it is a Subdivision of the lands conveyed by Bessie B. Gladhill into The Bessie B. Gladhill Revocable Trust, by deed dated November 30, 2015 and recorded in Liber 10927 folio 416, in the Land Records of Frederick County, Maryland; and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, and the requirements of the Frederick County Code, Section 1-16-108, and as enacted or amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with.

9/29/2022  
Date

  
J. Michael VanSant  
Professional Land Surveyor, No 21266  
Expiration Date: September 9, 2023

The Bessie B. Gladhill Revocable Trust, owner of the property shown and described hereon consent to and adopt this plan of Subdivision Plan and in consideration of approval of this Plat by the Planning Commission, establish the minimum building restriction lines, and dedicate the streets, walkways and other easements to public use, unless otherwise noted on this plat.

We certify that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, and the requirements of the Frederick County Code, Section 1-16-108, and as enacted or amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with; and that there are no suits, actions of law, leases, liens, mortgages, trusts, easements, or right-of-way affecting the property included in this plan of subdivision.

Lori Mark 9-29-22  
Lori Mark - Trustee Date  
Bessie B. Gladhill Revocable Trust


The Owners have sworn to and subscribed before me  
this 29th day of September 2022.  
Deborah K. Vansant  
Notary Public  
Deborah K. Vansant  
Printed Name  
My Commission expires: 2/21/23

LOTS 201-205	19.736 ACRES±
ROW DEDICATION	0.000 ACRES±
REMAINDER	45.704 ACRES±
<b>TOTAL</b>	<b>65.440 ACRES±</b>

File #:	S-867
A/P #:	PL 260438
Date :	
PB:	PG:


**OWNER**  
Bessie B. Gladhill Revocable Trust  
11629 Gladhill Brothers Road  
Monrovia, MD 21770

DEPARTMENT OF HEALTH  
1-7-22 *My. Stupak*  
DATE APPROVING AUTHORITY

 **VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street P.O. box 328 Mount Airy, Maryland 21771  
(301) 829 2890 (301) 831 5015 (410) 549 2751

10/3/22 *M. Williams*  
DATE SECRETARY OR CHAIRMAN

1. No buildings, easements, right-of-ways, wells or other permanent or physical objects (man-made structures) are allowed in the septic area.
2. A six (6') drainage and utility easement is reserved along all lot lines.
3. No wells or septic within 100 feet of this subdivision, or as shown.
4. There are no floodplains, wetlands or their buffers unless shown.
5. This plat was prepared without the benefit of a title abstract.
6. Treatment units and pump chambers for septic systems must be 100' away from the well and placed outside the septic area.
7. The septic areas for Lots 201-204 & Remainder are can each support a house of no more than four (4) bedrooms.
8. The septic area for Lot 205 can support a house of no more than three (3) bedrooms.
9. Access is denied along all of the frontage of Lots 201-205 onto Gladhill Brothers Road except for the approved entrance as shown.

 Well  
 Septic Area  
 Steel Bar & Survey Cap  
 Concrete Monument

12.21.20 Lot 3 Sept  
6.2.21 Comments  
1.11.22 Comments  
8.12.22 Comments

## MINIMUM BUILDING RESTRICTION LINES

<i>Rear</i>	30'
<i>Side</i>	10'



SECTION 2 LOTS 201-205 & REMAINDER  
PREVIOUSLY RECORDED ON Δ 49 / 43

## ***GLAD HILL ACRES***

SITUATED ON GLADHILL BROTHERS ROAD  
URBANA PLANNING REGION  
NEW MARKET ELECTION DISTRICT NO. 9  
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 100'

AUGUST 18, 2020



# **RECOMMENDATION**

Staff has no objection to conditional approval of the Combined Preliminary/Final Plat. If the Planning Commission approves the plat, it is valid for a period of five (5) years from the date of Planning Commission approval (July 12, 2028).

Based upon the findings and conclusions as presented in the staff report, the application meets or will meet all applicable Subdivision, Zoning, APFO, and FRO requirements once the following conditions are met:

## **Staff-proposed conditions of approval:**

- Address agency comments as the plan proceeds through to completion.